

## COUNTY OF LOS ANGELES

#### TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION 225 NORTH HILL STREET, ROOM 130 P. O. BOX 512102, LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

February 16, 2010

Telephone (213) 974-0871

Telecopier (213) 680-3648

#### **ADOPTED**

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

12 FEBRUARY 16, 2010

SACHI A. HAMAI EXECUTIVE OFFICER

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012

Dear Supervisors:

### SUBJECT

The Lancaster Redevelopment Agency is seeking to buy three (3) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted property for a qualifying public purpose or benefit. The Lancaster Redevelopment Agency intends to utilize the properties for the street right of way to improve and expand 30<sup>th</sup> Street West and to assemble smaller land locked parcels to allow the continued development of the Amargosa redevelopment project area.

AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2652
(3 VOTES)

#### IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Lancaster Redevelopment Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

The Honorable Board of Supervisors February 16, 2010 Page 2

#### PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the Lancaster Redevelopment Agency, which intends to utilize the properties for the street right of way to improve and expand 30<sup>th</sup> Street West and to assemble smaller land locked parcels to allow the continued development of the Amargosa redevelopment project area.

#### Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

#### FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2009-2010 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

The Honorable Board of Supervisors February 16, 2010 Page 3

#### FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

#### IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

#### CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

MARK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Mark Sal

Attachments (19)

c: Assessor Auditor-Controller County Counsel

## SUMMARY OF PUBLIC AGENCY'S PURCHASE FIFTH SUPERVISORIAL DISTRICT

#### **AGREEMENT NUMBER 2652**

#### **AGENCY**

Lancaster Redevelopment Agency Public Agency

Selling price of these parcels shall be \$ 10,041.00

Public Agency intends to utilize these properties for street right of way to improve & expand 30<sup>th</sup> St West, to assemble smaller land locked parcels to allow the continued development of this redevelopment project area.

SUPERVISORIAL DISTRICT	LOCATION	<u>PARCEL</u> <u>NUMBER</u>	MINIMUM BID
5 <sup>TH</sup>	CITY OF LANCASTER	3107-005-005	\$ 1,462.00
5 <sup>™</sup>	CITY OF LANCASTER	3118-009-008	\$ 3,735.00
5 <sup>TH</sup>	CITY OF LANCASTER	3118-009-039	\$ 4,844.00

# AGREEMENT NUMBER 2652 LANCASTER REDEVELOPMENT AGECY FIFTH SUPERVISORIAL DISTRICT



December 19, 2008

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

	DISTRICT	LOCATION	AGREEMENT
•		Lancaster Redevelopment	
	5	Agency	2652

R. Rex Parris

Ken Mann

Ed Sileo

Ronald D. Smith

Sherry Marquez

Mark V. Bozigian

Mayor

Vice Mayor

Council Member

Council Member

Council Member

City Manager

Dear Ms. Doss,

We received your letter dated November 14, 2008 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on February 9 and 10, 2009.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within project areas of the Lancaster Redevelopment Agency. Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment, right-of-way acquisition, elimination of blight, affordable housing projects and public park projects. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested in acquiring and the purposes thereof. The properties identified on the attached list for acquisition by the Redevelopment Agency also have been identified by project area as requested. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the Lancaster Redevelopment Agency.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow.

Please do not hesitate to contact me at 661.723.6000, or Luis Garibay, the staff member assigned to this project, at 661.723.6110, if you have any additionally questions or need additional information.

Sincerely,

Mark V. Bozigian Agency Director

Enclosure

RECEIVED

DEC 24 2008

SECURED PROPERTY TAX DIVISION

## EXHIBIT A REDEVELOPMENT AGENCY ACQUISITIONS

			nasta Bata	Cross Street		Pitolic Purpose	Project
<u>.</u>	<del>-1</del>	<del>-3105-</del> 02 <del>2-</del> 031	<del>\$2,103</del>	Avenue G & 50 <sup>th</sup> Street West	1.15 AC	Redevelopment Project Area- Fox Field Industrial Corridor	Fox
	2	3107-005-005	\$1,462	Avenue F-8 & 30 <sup>th</sup> Street West	2.51 AC	Redevelopment Project Area- Fox Field Industrial Corridor	FOX
	3	3118-009-008	\$3.735	Avenue G-4 & 7 <sup>th</sup> Street West	1.14 AC	North Valley Industrial Center	AMA
	4	3118-009-039	\$4,844	Avenue G-6 & 7 <sup>th</sup> Street West	1.14 AC	North Valley Industrial Center	AMA

Project Area	Abbreviation	
Amargosa	AMA	
Fox Field	FOX	

#### **PUBLIC PURPOSE**

I. We are acquiring this parcel for the future expansion of 50<sup>th</sup> Street West. This coincides with the goals of the Fox Field Specific Plan approved by the City.

2. We are acquiring this parcel for the future expansion of 30th Street West. This coincides with the

goals of the Fox Field Specific Plan approved by the City.

3. We are acquiring this property in the North Valley Industrial Center to assemble smaller subdivided parcels to allow the continued development of the Amargosa Project Area

4. We are acquiring this property in the North Valley Industrial Center to assemble smaller subdivided parcels to allow the continued development of the Amargosa Project Area

#### **Application to Purchase Tax-Defaulted Property from County**

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information				
1. Name of Organization: Lancaster Redevelopment Agency				
Corporate Structure – check the appropriate box below and provide corresponding information:				
☐ Nonprofit – provide Articles of Incorporation				
☑ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)				
B. Purchasing Information  Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:				
Category A: Parcel is currently scheduled for a Chapter 7 tax sale				
☐ No Purchase – State / county / taxing agency registering objection to preserve lien only				
☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien				
🖾 Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose				
☐ Purchase by nonprofit for low-income housing or to preserve open space				
Category B: Parcel is not currently scheduled for a Chapter 7 tax sale				
☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose				
☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space				
C. Property Detail  Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:  1. County where the parcel(s) is located: Los Angeles  2. List each parcel by Assessor's Parcel Number: See Attached  3. State the purpose and intended use for each parcel: See Attached				
D. <u>Acknowledgement Detail</u>				
Provide the signature of the purchasing entity's authorized officer				
Executive Director TIME 1, 2009				
Authorized Signature Title Executive Director Date				

## EXHIBIT A REDEVELOPMENT AGENCY ACQUISITIONS

	77	APN	#Bid	Cross Street	Single Single	Public Purpose	Project Arca
<u>.</u>	1	<del>3105-</del> 02 <del>2-031</del>	\$ <del>2,103</del>	Avenue G & 50th Street West	1.15 AC	Redevelopment Project Area-	FOX
	2	3107-005-005	\$1,462	Avenue F-8 & 30 <sup>th</sup> Street West	2.51 AC	Redevelopment Project Area- Fox Field Industrial Corridor	FOX
	3	3118-009-008	\$3.735	Avenue G-4 & 7 <sup>th</sup> Street West	1.14 AC	North Valley Industrial Center	AMA
	4	3118-009-039	\$4,844	Avenue G-6 & 7 <sup>th</sup> Street West	1.14 AC	North Valley Industrial Center	AMA

Project Area	Abbreviation	
Amargosa	AMA	
Fox Field	FOX	

#### **PUBLIC PURPOSE**

1. We are acquiring this parcel for the future expansion of 50<sup>th</sup> Street West. This coincides with the goals of the Fox Field Specific Plan approved by the City.

2. We are acquiring this parcel for the future expansion of 30<sup>th</sup> Street West. This coincides with the goals of the Fox Field Specific Plan approved by the City.

3. We are acquiring this property in the North Valley Industrial Center to assemble smaller subdivided parcels to allow the continued development of the Amargosa Project Area

4. We are acquiring this property in the North Valley Industrial Center to assemble smaller subdivided parcels to allow the continued development of the Amargosa Project Area

#### **RESOLUTION NO. 04-09**

RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AGREEMENT NUMBER 2652 WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF (APN 3105-022-31, 3107-005-005, 3118-009-008, and 3118-009-039)

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Lancaster Redevelopment Agency hereby declares that the properties are being acquired to facilitate with the development of the North Valley Industrial Center and for future street improvements.

PASSED, APPROVED and ADOPTED this 12th day of May, 2009, by the following vote:

AYES:

Agency Directors: Mann, Sileo, Vice Mayor Smith, Mayor Parris

NOES:

None

ABSTAIN:

None

ABSENT:

Agency Director: Marquez

ATTEST:

GERIK. BRYAN, CMC

Agency Secretary

Lancaster Redevelopment Agency

**APPROVED** 

R. REX PARRIS

Chairman

Lancaster Redevelopment Agency

)	
)	SS
	)

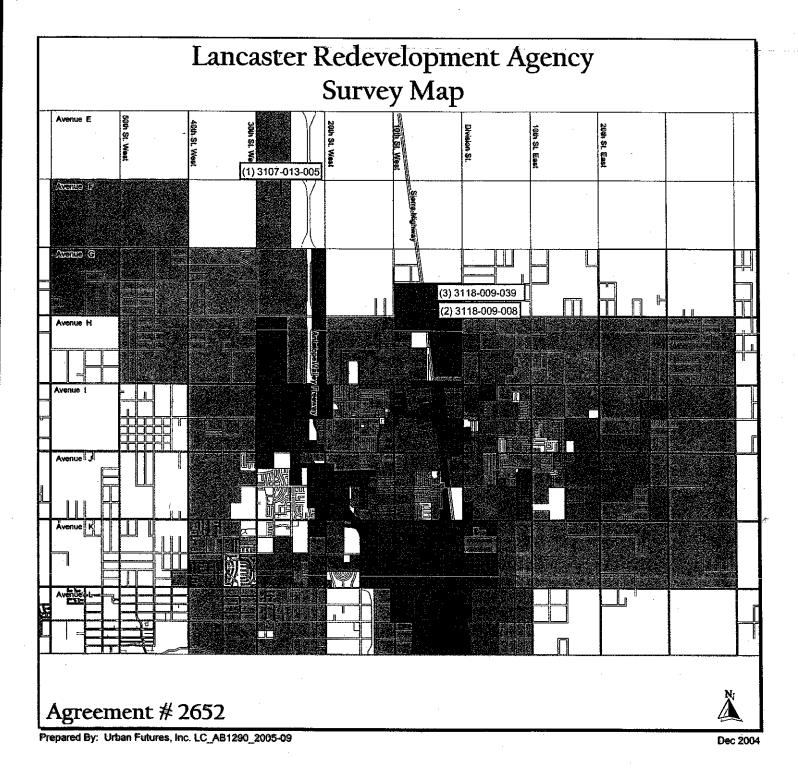
## CERTIFICATION OF RESOLUTION LANCASTER REDEVELOPMENT AGENCY

I, Shirley Mahoney, Redevelopment Agency, California, do original Resolution No. 04-09, for which	hereby certify that		nd correct copy of the
WITNESS MY HAND AND THE AGENCY, on this 26th day of May		LANCASTER 2009 .	REDEVELOPMENT
(seal)			
Sheeper Mahara			

## REDEVELOPMENT MISSION STATEMENT

To enhance the quality of life for the citizens of Lancaster through the attraction, retention, and creation of wealth importing jobs; development and implementation of neighborhood revitalization programs; creation of safe and affordable housing; elimination of blight; expansion and diversification of the retail sales tax base; and infrastructure development and land assembly.





....

**LEGEND** 

- CBD Project Area
- ☐ Residential Project Area
- Foxfield Project Area
- Amargosa Project Area
- Project Area No. 5
- Project Area No. 6
- Project Area No. 7

Lancaster Project Areas

FIGURE 1

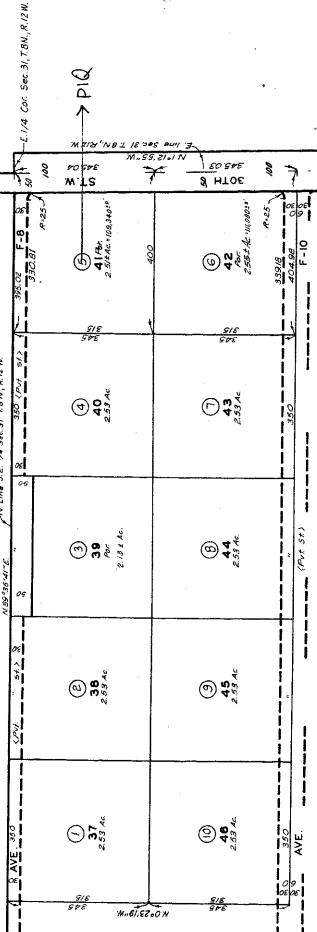


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3107 CALE 1" VN LINE S.E. 1/4 Sec. 31 TBN, R. 12 W.



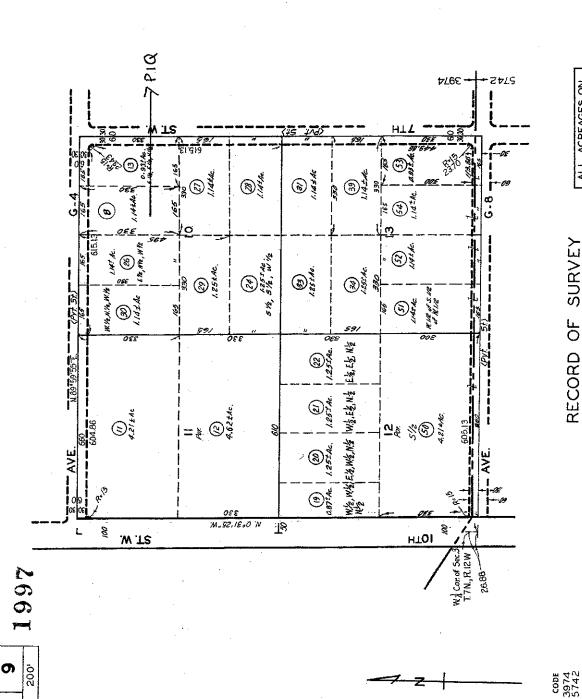
RECORD OF SURVEY R. S. 66-27-28

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CODE 5813

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



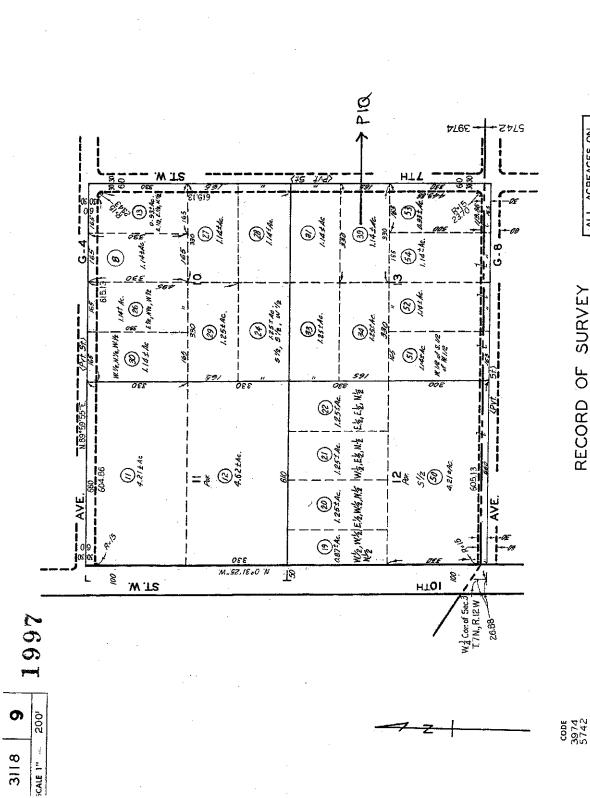
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3118 SCALE 1"

RECORD OF SURVEY R. S. 64-16-17

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RECORD OF SURVEY R. S. 64 - 16 - 17

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Revised 6-24-09

#### **AGREEMENT NUMBER 2652**

**SUPERVISORIAL DISTRICT 5** 

#### **EXHIBIT "A"**

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	2004	3107-005-005	\$1,462.00*	STREET RIGHT OF WAY TO IMPROVE AND EXPAND 30 <sup>TH</sup> ST WEST
LEGAL DESCRIPTION				EXT AND 00 ST WEST

RECORD OF SURVEY AS PER BK 66 PG 27-28 OF R S EX OF ST LOT 41

CITY OF 2002 3118-009-008 \$3,735.00\* TO ASSEMBLE SMALLER LANCASTER LAND LOCKED PARCELS

TO ALLOW THE CONTINUED DEVELOPMENT OF THIS REDEVELOPMENT

REDEVELOPMENT PROJECT AREA.

<u>LEGAL</u> DESCRIPTION

RECORD OF SURVEY AS PER BK 64 PG 16-17 OF R S W 1/2 OF N 1/2 OF E 1/2 OF LOT 10

CITY OF 2002 3118-009-039 \$4,844.00\* LANCASTER

TO ASSEMBLE SMALLER

LAND LOCKED PARCELS TO ALLOW THE

CONTINUED

DEVELOPMENT OF THIS REDEVELOPMENT

REDEVELOPMEN PROJECT AREA.

LEGAL DESCRIPTION

\*TR=RECORD OF SURVEY AS PER BK 64 P 16-17 OF R S\*S 1/2 OF N 1/2 OF E 1/2 OF LOT13

<sup>\*</sup> The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

#### **SUPERVISORIAL DISTRICT 5**

**AGREEMENT NUMBER 2652** 

Revised 6-24-09

#### **EXHIBIT "A"**

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
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LEGAL DESCRIPTION				ENTARD OU OF WEG

RECORD OF SURVEY AS PER BK 66 PG 27-28 OF R S EX OF ST LOT 41

CITY OF 2002 3118-009-008 \$3,735.00\* TO ASSEMBLE SMALLER LAND LOCKED PARCELS TO ALLOW THE

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LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 64 PG 16-17 OF R S W 1/2 OF N 1/2 OF E 1/2 OF LOT 10

CITY OF 2002 3118-009-039 \$4,844.00\* LANCASTER

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## INTERIM

## AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Agreement is made this day of February, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the LANCASTER REDEVELOPMENT AGENCY ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- 2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- 3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- 4. That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

#### APPROVED AS TO FORM:

ROBERT KALUNIAN

Acting County Counsel

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

Section 25103 of the Government Code,

0§§3791, 3791.3 3793 R&T Code delivery of this document has been made

X: ID:Chptr 8 Pubagency form Revised 6/24/03 SACH JAI Executive Officer

Clark of the Board of Supervinors

		. #
The undersigned he authorized to sign for		ms and conditions of this agreement and are
ATTEST: LANCASTER REDE AGENCY		By
Agency Secretary, (Seal)	Jahoxey CMC Geri K. Bryan, CMC	Mark V. Bozigian
ATTEST:		Board of Supervisors Los Angeles County
By Sachi a.		By Gloria Molora
Clerk of the Board	of Supervisors	Chair of the Board of Supervisors
By a Chelle L Deput (seal)	mitherman	
		75 of the Revenue and Taxation Code the agrees to the selling price as provided in this
ATTEST: ADO	PTED	City of N/A
12	FEB 1 6 2010	By
(seal) Suchus	H. Hanser H. A. HAMAN THE OFFICER	iviayor
	same with the record erein.	re execution by the board of supervisors and I s of Los Angeles County relating to the real
		7/1. 1 & ( . l . l . )

Los Angeles County Tax Collector

Pursuant	to the	prov	risions	of S	Sections	3775	and	3795	of	the	Reve	nue	and	Taxa	tion
Code, the	Contro	oller	agrees	to t	he sellir	ng price	e her	reinbet	fore	set	forth	and	appr	oves	the
foregoing	agreen	nent	this	_da	y of		20								

By:	, STATE	CONTRO	LLER
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